

4115 Freidrich Ln

9,705 SF | Austin, TX 78744

Suite 100



BUILDING SPECIFICATIONS

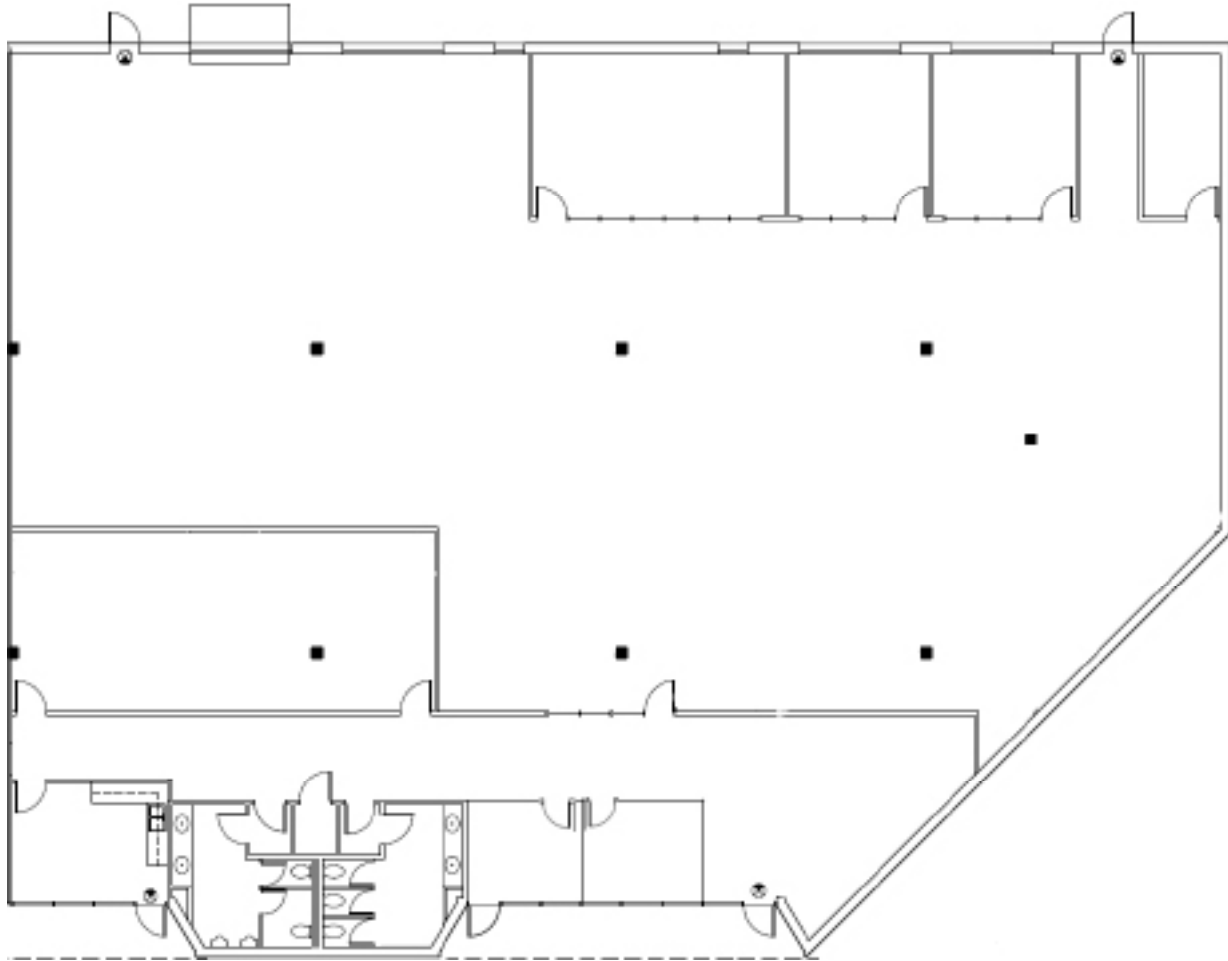
Address	4115 Freidrich Ln
Building SF	29,736 SF
Office SF	1,500 SF (15%)
Warehouse SF	8,205 SF (85%)
Rent/OPEX	\$12.00 NNN/Withheld

Occupancy	Available Now
Clear Height	9'
Loading	1 Semi-Dock (9' x 10')
Sublease	Expires 2/28/2025

Contact Us

Roger Hanks
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+1 512 773 5971
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Semi-Dock



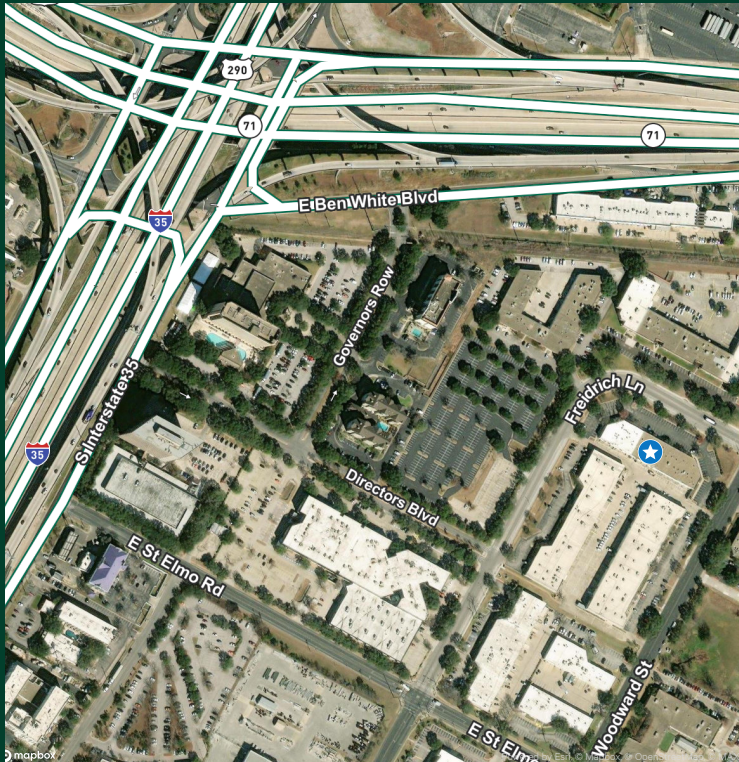
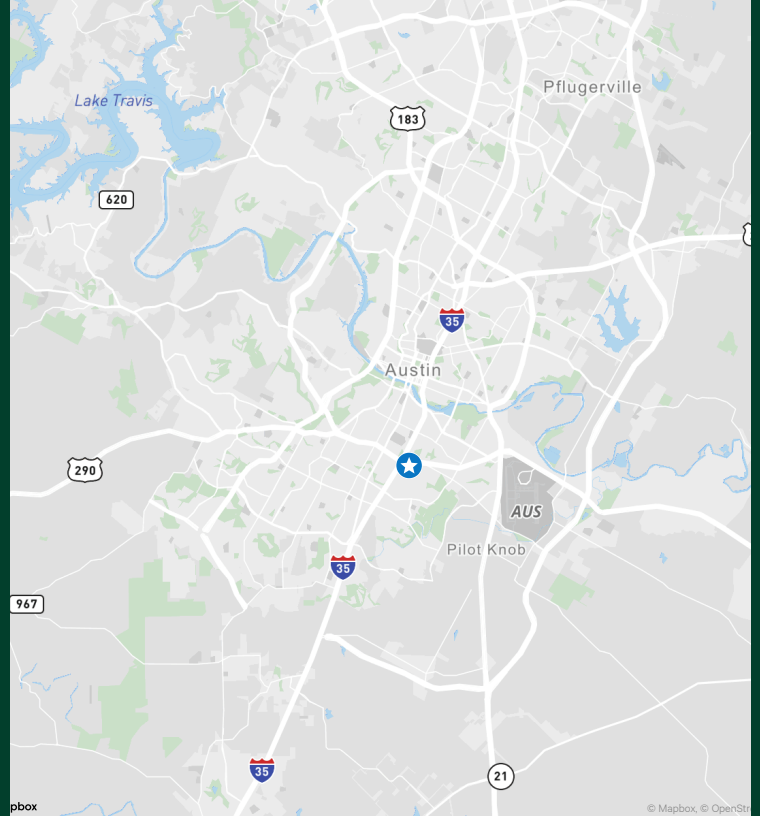
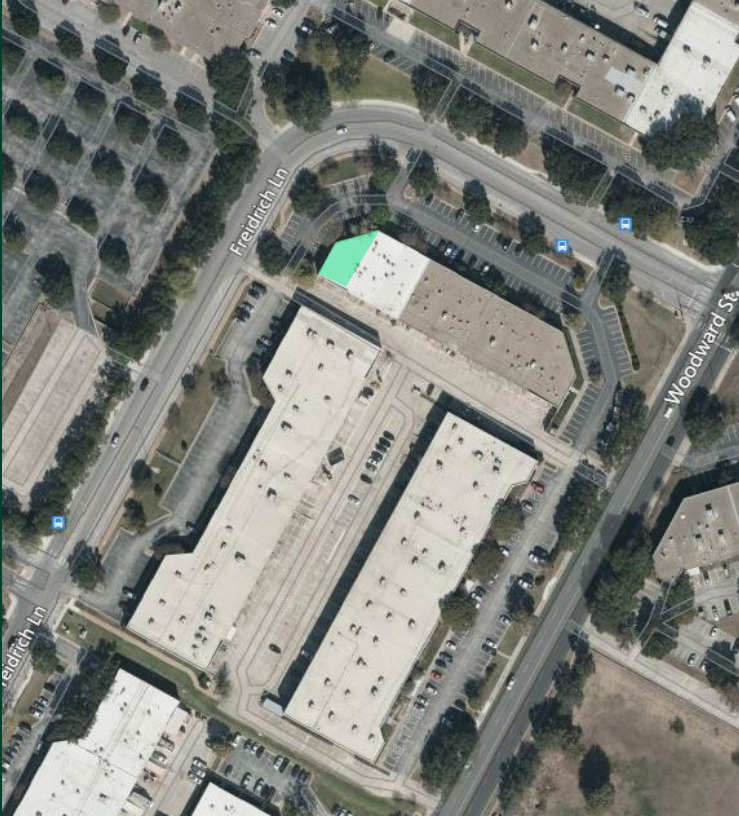
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CBRE

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For Lease



DRIVE TIMES

Austin-Bergstrom International Airport	10 mins
Downtown Austin	12 mins
The Domain	20 mins
San Antonio	1 hr 25 mins
Houston	2 hrs 40 mins
Dallas	3 hrs

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